098.0	0010	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	733,100	/	733,100
USE VALUE:	733,100	/	733,100
ASSESSED:	733,100	/	733,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEEHAN JOANNE M
Owner 2:	
Owner 3:	
Street 1:	25 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHEEHAN JOANNE M TR -
Owner 2:	J M S MORNINGSIDE TRUST -
Street 1:	25 MORNINGSIDE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,602 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1669 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7602.000	279,500		453,600	733,100
Total Card	0.175	279,500		453,600	733,100
Total Parcel	0.175	279,500		453,600	733,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.30 | /Parcel: 439.3

Legal Description

User Acct
64165
GIS Ref
GIS Ref
Insp Date
10/17/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 098.0-0010-0002.0

!7993!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,500	0	7,602.	453,600	733,100	733,100	Year End Roll	12/18/2019
2019	101	FV	242,800	0	7,602.	453,600	696,400	696,400	Year End Roll	1/3/2019
2018	101	FV	242,800	0	7,602.	388,800	631,600	631,600	Year End Roll	12/20/2017
2017	101	FV	242,800	0	7,602.	362,900	605,700	605,700	Year End Roll	1/3/2017
2016	101	FV	242,800	0	7,602.	311,100	553,900	553,900	Year End	1/4/2016
2015	101	FV	228,000	0	7,602.	278,700	506,700	506,700	Year End Roll	12/11/2014
2014	101	FV	228,000	0	7,602.	257,900	485,900	485,900	Year End Roll	12/16/2013
2013	101	FV	228,000	0	7,602.	245,900	473,900	473,900		12/13/2012

PRINT

Date	Time
12/10/20	22:35:14

LAST REV

Date	Time
06/19/19	10:33:13
apro	

TAX DISTRICT

PAT ACCT. 7993

USER DEFINED

Prior Id # 1:	64165
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEEHAN JOANNE	1397-20		3/7/2011	Convenience	100	No	No		
	1044-184		6/1/1988		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2012	228	Manual	4,497					insulation
5/20/1993	188		2,000					12X16 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Meas/Inspect	CC	Chris C
2/10/2009	Meas/Inspect	294	PATRIOT
10/31/2000	Hearing N/C	189	PATRIOT
4/20/2000	Inspected	276	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
8/1/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7602		Sq. Ft.	Site		0	70.	0.85	4									453,644						453,600	

Total AC/HA:	0.17452	Total SF/SM:	7602	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	453,644	Spl Credit		Total:	453,600

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	84800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379707
Depreciation:	100243
Depreciated Total:	279465

COMMENTS

SCUTTLE HOLE, OF=SINK IN BMT
DORMERS FRONT AND BACK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

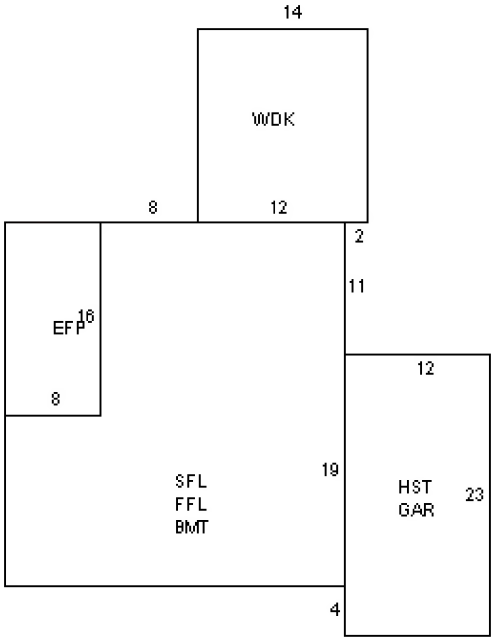
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.14
Special Features:	0	Val/Su Net:	98.73
Final Total:	279500	Val/Su SzAd	187.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	712	49.190	35,020
FFL	First Floor	712	141.030	100,416
SFL	Second Floor	641	141.030	90,375
GAR	Garage	276	23.940	6,606
WDK	Deck	224	10.410	2,332
HST	Half Story	138	141.030	19,463
EFP	Enclos Porch	128	48.250	6,176
	Net Sketched Area:	2,831	Total:	260,388
Size Ad	1490.7999	Gross Are	3040	FinArea 1669

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0010-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: